

**PLANNING AND ZONING COMMISSION
DRAFT MINUTES
PUBLIC HEARING / GENERAL MEETING
MAY 17, 2016**

Place: Auditorium

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Cameron, DiDonna, Olvany

STAFF ATTENDING: Ginsberg
RECORDER: Syat
Channel 79

At about 8:05 p.m., Chairman Cameron announced that due to a fire in New York City, it has become apparent that a quorum of Planning and Zoning Commission members will not be present tonight. Thus, business cannot proceed. She said that the public hearing on the zoning map and zoning regulation amendments will proceed on Tuesday, May 31, 2016 at 8:00 p.m. in the Auditorium of Town Hall.

PUBLIC HEARING

Proposed Amendments to the Darien Zoning Map (COZM #3-2016) and Proposed Amendments to Darien Zoning Regulations (COZR #7-2016) put forth by Baywater Corbin Partners, LLC.

Proposal to amend the Darien Zoning Map to create a new Corbin Subarea within the Central Business District (CBD). The proposed zoning regulation amendments would provide for larger, mixed use developments in the subarea. The regulation amendments would also allow for redevelopment in the Corbin Subarea by Special Permit; a minimum building height of two stories and 25 feet, and a maximum building height of six stories and 95 feet if the building meets certain setbacks; 9' x 18' parking spaces, rather than the 9' x 20' parking spaces allowed elsewhere in Darien, and would require that Building Height be calculated differently in this zone than elsewhere in Darien. It would also require that public plaza space be provided, and sets out criteria and required features for such public plazas.

The following General Meeting items will be taken up at another time:

GENERAL MEETING

Tokeneke Club, Tokeneke Beach Drive.

Request for Temporary Certificate of Occupancy.

Clarification of Adopted Resolution:

Amendments to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #5-2016). Proposal to amend Section 627 of the Zoning Regulations to allow that Area and Bulk Requirements for an Assisted Living Facility (ALF), Memory Care Facility (MCF), or a combination thereof be determined on a case-by-case basis by the Commission. The proposal seeks to correct an internal inconsistency that exists within Section 620 (DB-2 Zone). *RESOLUTION ADOPTED ON MAY 10, 2016*

PLANNING & ZONING COMMISSION
DRAFT MINUTES
PUBLIC HEARING / GENERAL MEETING
MAY 17, 2016
PAGE 2 OF 2

Amendment of Flood Damage Prevention Application #126-A/Land Filling & Regrading Application #379, Courtney Platt, 43 Contentment Island Road.

Request to add 168 square feet to the previously approved terrace.

Discussion, deliberation and possible decisions regarding:

Amendments to the Darien Zoning Regulations put forth by Knobel Hill, LLC (COZR #4-2016).

Proposal to amend various subsections of Section 430 of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. These changes would: reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and would remove the age restriction from the off-site BMR units.

PUBLIC HEARING CLOSED: 4/5/2016. DECISION DEADLINE: 6/9/2016.

Business Site Plan #33-F & #33-G/Special Permit, Brian McKay, 537-567 Boston Post Road.

Proposal to establish a personal service tenant in the former Kempo Karate space behind Compleat Angler at 537 Boston Post Road; and to establish a personal service tenant at 555 Boston Post Road in the first floor space formerly occupied by Core Health. *HEARING CLOSED ON 5/5/2016.*

Amendment to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #9-2016).

Proposal to amend Section 907 of the Zoning Regulations regarding the setback and location requirements for subsurface parking structures. The amendment proposes that subsurface parking levels shall not constitute stories for purposes of calculating building height. *PUBLIC HEARING CLOSED ON 5/5/2016.*

Discussion and deliberations ONLY regarding the following:

Business Site Plan #146-D/Special Permit, Lithos, 319 Boston Post Road. Proposal to establish outdoor dining in front of the restaurant. *PUBLIC HEARING CLOSED ON 5/5/2016.*

Approval of Minutes

April 19, 2016 Public Hearing/General Meeting

Since no business could proceed without a quorum, the following motion was made: that the Commission adjourn the meeting. The motion was made by Mr. DiDonna, seconded by Mr. Olvany and unanimously approved. The meeting was adjourned at 8:10 P.M.

Respectfully submitted,

Jeremy B. Ginsberg
Planning & Zoning Director